

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
September 18, 2000

PRESENT: Dave Wakeman, Chairman
Mary Valentine
John Potera
Terry Janicz
Tom Cowan
Andy Kelkenberg

Don Folger, Code Enforcement Officer
Dawn Izydorczak, Planning Board Clerk

The meeting was called to order at 7:40pm by Dave Wakeman, Chairman. Minutes were read and Mary motioned to approve them with the following change:

*Change "incorrect" on the top of page 2 to "incorrectly" and change [m in last sentence on page 2 to pm.

John seconded and all approved.

Dave read a Memo sent regarding support for the Town's proposed GIS software program.

Dave also read a Memo sent regarding the Galen Weaver subdivision on Dye Road and the change in status to a major subdivision. The paperwork is in process per Don Folger.

Dave read a letter written to the Peters' regarding the Walworth subdivision on Pohl Rd and the Boards request for a maintenance easement on the parcel the Peters' intend on purchasing.

Dave discussed the minutes of the June 19th meeting wherein the Board had table a decision on changing the number of unlicensed motor vehicles allowed in the Town. The Board discussed the issue and unanimously decided to leave the number of unlicensed vehicles at four (4). Tom motioned to approve, John seconded. Approved by all.

Dave and Mary both stated that they would not be present at the October 16, 2000 meeting.

Dave reminded everyone to attend the meeting regarding the NYS Thruway toll barriers at Corfu Fire Hall. The proposed sites are east of Crittenden Rd and at North Millgrove Rd.

The board met with Clayton and Marcia Albrecht and Joe Frey regarding the expansion of Bright Meadows Golf Course on Clarence Center Rd. Dave stated that the proposed site for the expansion, which is adjacent to the existing golf course, is zoned R-A and requires a special permit for operation of a golf course. Pre-application for this project was made in 1997. Don Folger stated that a site plan is still required and SEQR forms needed to be sent to County Planning. Mr. Albrecht showed the Board a sketch drawn by the course professional, which explained the proposed layout of the course holes as well as the drainage plan. Joe Frey used aerial photographs of the area to explain their intentions for the project. Joe

explained to the board that he is purchasing the course from the Albrecht's and has already purchased adjacent lands to the east of the proposed project. The goal is to begin moving existing soil and grade for the tees and greens by the end of this fall. Mr. Frey stated that the Army Corps of Engineers has given approval to start moving dirt as per a letter dated April 10, 2000, of which each Board member was given a copy. The DEC has also pre-approved the project per a letter dated May 25, 1999. The Board discussed drainage concerns and Joe stated that no existing drainage will be changed by the project. Clayton added that the existing grasses and greenery would only add to the proper water drainage. The Board instructed Mr. Albrecht & Mr. Frey to complete the SEQR applications and return them to Don Folger by the October 2, 2000 meeting of the Town Board so that the SEQR process could be started. Dave stated that an Ag-Data statement also needed to be completed. Andy raised concerns about the setback requirements for ponds noting that some of the new proposed ponds appeared to be close to the side property lines and the road. Don stated that the requirement is 20 feet from side and rear property lines and 100 feet from the edge of the right-of-way. The Board advised the Albrecht's and Mr. Frey to have all the necessary paperwork ready to go to the Town Board by the October 2nd meeting to receive approval. Don Folger advised Mr. Albrecht and Mr. Frey not to begin moving any dirt prior to receiving Board Approval.

The Board met with Jim Young for a Pre-application hearing regarding a proposed subdivision of 3 lots on Rapids Road. Mr. Young currently owns approximately 328 feet of road frontage containing 28 Acres of land. He would like to split the parcel into 2- 150 foot lots and 1- 28' access road to additional acreage. The Board advised Mr. Young that a variance would need to be granted for the 28' lot to allow any future building on that parcel. The Board generally agreed that this would be a good subdivision, but directed Mr. Young to meet with the Zoning Board informally to get their opinion on the project. Mr. Young stated he would make the arrangements to do that.

The board met with John Smith regarding the new revised site plan for storage buildings on Main Rd. The Board went through the site plan checklist with the revised plan because a completed checklist was not returned with the plans. The drainage was questioned, but thought to be acceptable. The handicapped parking space on the plans was shown as the space furthest from the buildings. The Board requested that it be changed to the parking space closest to the building. The Fire Company has signed off on the project and the distance between the buildings was ok'd. Sign permits will be applied for at a later date. All the requested information was present on the new revised plan. The new plans will be sent to County Planning and the D.O.T. by Don Folger and a letter of approval will be sent to the Town Board and the County. Mr. Smith furnished a floor plan and front view of the proposed 42' x 100' building as requested at the previous meeting. Tom made a motion to accept and approve the new site plan and the project. Andy seconded. Approved by all to be sent to the Town Board.

Discussion regarding the Thruway toll barriers was held again. Tom brought up the issue of the increase in truck traffic on Cummings Rd. It was questioned whether there was any weight restrictions posted on Cummings Rd. Don Folger said he would look into it. Upon discussion with a NYS Trooper following the meeting, it was discovered that there are no weight limit signs posted on Cummings Rd.

Tom motioned to adjourn the meeting at 9:50pm, seconded by John and all approved.

Respectfully submitted by,
Dawn D. Izydorczak,
Recording Secretary